 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG	
	STAFF REPORT	
TO:	Mayor and Council	
FROM: TITLE:	Desta McAdam, MCIP, RPP Senior Planner - Development	
DATE OF MEETING:	February 25, 2019	
TITLE / SUBJECT:	Application for Approval of a Draft Plan of Subdivision– 425 King Street East RFA Planning Consultant / Mason Homes	
REPORT DATE:	February 21, 2019.	File #: Z-03-18SUB, 14T-180001

1.0 CORPORATE STRATEGIC PLAN OBJECTIVE

N/A

2.0 RECOMMENDATION

The following actions are recommended:

- a) That the application be received by Council and referred to the Planning Department for a report; and,
- b) That the notice requirements of the *Planning Act, RSO 1990*, as amended, be implemented, including the scheduling of a Public Meeting.

3.0 PUBLIC ENGAGEMENT

Section 51 (20) of the *Planning Act, RSO 1990, c.P.13*, as amended prescribes statutory notice requirements for a complete plan of subdivision application, and for the scheduling of a public meeting or open house.

Notice of a complete plan of subdivision application and notice of a public meeting or open house can be provided together. The Municipality is required to give notice by either:

- a) publication in a newspaper that is of sufficient circulation in the area which the application applies; or
- b) personal or ordinary service mail to every land owner within 120 metres of the subject land, and by posting a notice, clearly visible from a public highway

or other place the public has access on the subject land, or a location chosen by the municipality.

The Municipality's notification procedures for complete applications and public meetings comply with the notice requirements prescribed by the Planning Act.

4.0 ORIGIN AND LEGISLATION

On February 4th, 2019, the Planning Department received the final documentation required for an application for approval of a draft plan of subdivision from RFA Planning Consultant on behalf of Mason Homes (authorized by the landowner, Thomas and Alice Behan) for a 1.58 ha (3.90 ac) parcel, known as 425 King Street East. Following a review of the application, Planning staff has concluded that it constitutes a complete application in accordance with the provisions of the Ontario *Planning Act* and the Cobourg Official Plan and are in a position to be formally received by Council.

5.0 BACKGROUND

The property known as 425 King Street East is a 1.58 ha (3.90 ac) parcel, with 88.61 m (290.71 ft) frontage along King Street East. The site has been vacant for approximately twenty years, and was previously improved by a motel. See Schedule "A" Key Map.

The Subject Lands are designated as "Mixed Use Area" in the Town of Cobourg Official Plan (2017), and zoned "Multiple Residential 4 Exception 4 [R4-4(H)] Zone" in the Comprehensive Zoning By-law No. 85-2003.

The application proposes twenty-seven (27) new freehold townhouse lots within five (5) residential blocks. The proposed townhouse lots will have municipal road access via an extension of Orchard Avenue with a connection to King Street East. The existing R4-4 (H) Zone permits the proposed land use, and therefore, a zoning by-law amendment is not required. See Schedule "B" Development Concept Site Plan.

The following plans and reports have been submitted in support of the applications:

- Draft Plan of Subdivision
- Development Site Plan
- Planning Report, RFA Planning Consultant Inc., January 2019
- Urban Design and Sustainability Report, RFA Planning Consultant, January 2019
- Concept Landscape Plan, John D. Bell Associates Ltd., January 2019.
- Transportation Brief, Paradigm Transportation Solutions Limited, February 2018
- Functional Servicing and Stormwater Management Report, Engage Engineering Ltd., February 2018

- Tree Inventory and Preservation Plan, Treescape Certified Arborists, February 2018
- Butternut Health Assessment, Green Side Up Environmental Services, July 2017
- Stage 1-2 Archeological Assessment, AMICK Consultants Limited, December 2017
- Phase One Environmental Assessment, Soil Engineers Ltd., October 2017
- Geotechnical Investigation, Soil Engineers Ltd., November 2017
- Heritage Impact Assessment, Martindale Planning Services, February 2018

6.0 ANALYSIS

This memo is for application receipt notification purposes only and there is subsequently no staff analysis at this time. The application package is being circulated to the Development Review Team and applicable agencies/committees for review and comment before being brought back to Council for consideration.

Formal public notifications of the applications and future public meeting will be provided in accordance with *Planning Act* regulations. Pursuant to the provisions of the *Planning Act*, if the Municipality fails to approve the complete applications within 210 days after their receipt by Council, the Owner may appeal the application to the Local Planning Appeal Tribunal.

7.0 FINANCIAL IMPLICATIONS/BUDGET IMPACT

There are no anticipated negative financial implications imposed on the Municipality as a result of the applications. The Owner has submitted the requisite \$8,255.00 in application fees and deposits.

8.0 CONCLUSION

The application package and supporting information is being circulated to the Development Review Team and applicable agencies/committees for review and comments before being brought back to Council for consideration.

9.0 POLICIES AFFECTING THE PROPOSAL

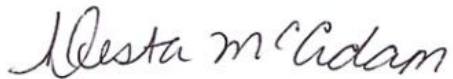
The primary policies affecting this application relate to the Provincial Policy Statement (PPS) and the Mixed Use Area designation of the Cobourg Official Plan.

10.0 COMMUNICATION RESULTS

This Report is intended to: advise Council of the applications; and, to recommend that Council receive the applications, refer the applications to the Planning Department for a report, and implement the public notification requirements of the Planning Act, including the scheduling of a Public Meeting.

Please contact the Planning Department if you have any questions or concerns.

Report Prepared by:

A handwritten signature in black ink that reads "Desta McAdam". The signature is written in a cursive style with a large initial 'D'.

Desta McAdam
Senior Planner – Development

Report Approved by:

A handwritten signature in blue ink that reads "Glenn McGlashon". The signature is written in a cursive style with a large initial 'G'.

Glenn McGlashon
Director of Planning & Development

SCHEDULE 'A'
KEY MAP



SCHEDULE "B" DEVELOPMENT CONCEPT SITE PLAN

